



**GRASSROOTS**  
REALTY GROUP

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404, 1113 37 Street SW  
Calgary, Alberta

MLS # A2237952



**\$220,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Rosscarrock                        |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 857 sq.ft.                         | Age:   | 1978 (47 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Baseboard, Natural Gas   | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile   | Sewer:     | -      |
| Roof:       | -  | Condo Fee: | \$ 714 |
| Basement:   | -  | LLD:       | -      |
| Exterior:   | Other  | Zoning:    | M-C2   |
| Foundation: | -  | Utilities: | -      |
| Features:   | Beamed Ceilings, Laminate Counters, Storage, Walk-In Closet(s), Wood Windows |            |        |
| Inclusions: | None   |            |        |

EXCELLENT LOCATION! Lovely TWO bedroom top floor unit in a nice building. Spacious living room and a great layout.. Good size 2 bedrooms and 1 bathroom with In-suite Laundry. This unit offers comfort and convenience. White and neutral color throughout. Upon entering the unit you will notice a very bright and modern living space and kitchen. Large bedroom with ability to fit a full-sized king bed..... washer/dryer has been added to this unit. Amazing location with super easy access to Westbrook Mall, and the LRT Station. Only 10 mins from downtown or Mount Royal University. This ground floor unit has its own walk-up private access and large oversized windows offering tons of sunlight. Perfect unit for investors, students, commuters or young professionals looking to live inner city close to 17th Ave. Assigned outdoor parking stall and pets allowed with Board approval.